

00-0-1637

City Council  
Atlanta, Georgia

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-00-79  
3-8-01

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **52 Twenty-Fifth Street, N.W.**, be changed from the **R-4 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **109** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

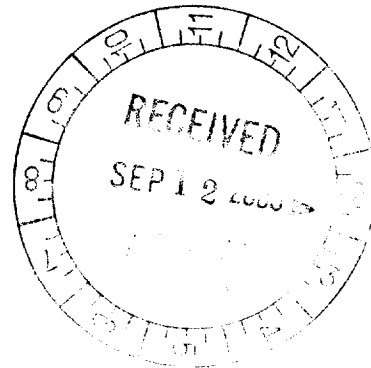
Conditions for Z-00-79

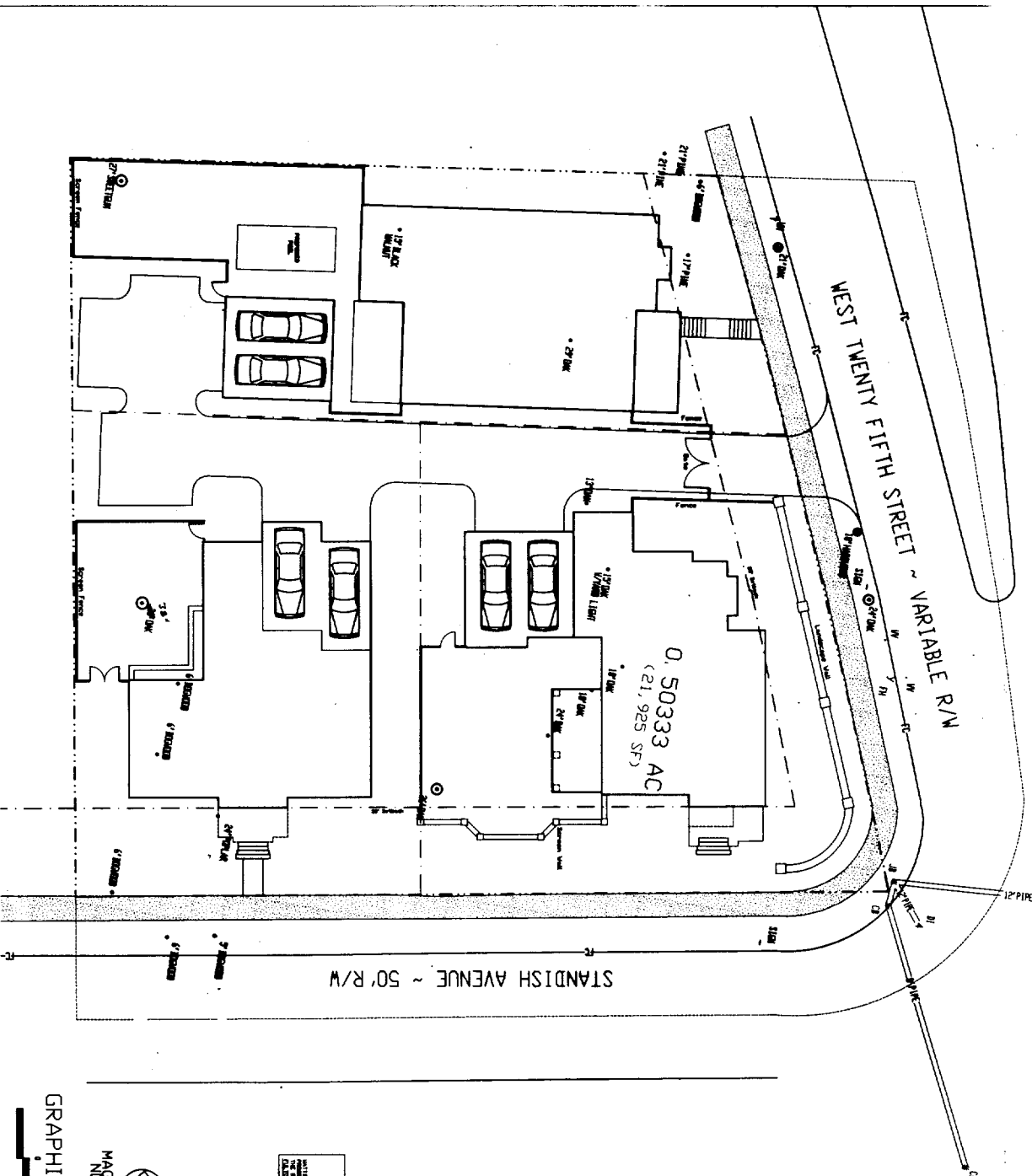
1. Site plan entitled "Standish Place, In Town Community" prepared by Watts & Browning Engineers, Inc. et al, dated December 13, 2000, last revised March 6, 2001 and marked received by the Bureau of Planning March 7, 2001.
2. Trees or other tall landscaping shall be planted and maintained at the end of each driveway stub to serve as buffers against adjacent properties, subject to the approval by the Bureau of Planning.

2-00-~~11~~ *DFG***Description of Property**

All that tract or parcel of land lying and being in Land Lot 109 of the 17<sup>th</sup> District of Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection formed by the westerly right-of-way of Standish Avenue (50' r/w) and the southwesterly right-of-way of West Twenty Fifth Street; (variable r/w) and running thence southeasterly along the westerly right-of-way of Standish Avenue South  $09^{\circ}18'57''$  East a distance of 164.40 feet to an iron pin found; running thence South  $80^{\circ}43'37''$  West and departing said westerly right-of-way of Standish Avenue a distance of 150.00 feet to a point; running thence North  $07^{\circ}20'24''$  West a distance of 131.06 feet to a point on the southwesterly right-of-way of West Twenty Fifth Street; running thence northeasterly along the southwesterly right-of-way line of West Twenty Fifth Street and along the arc of curve to the right a distance of 149.30 feet to the Point of Beginning, (said arc having a chord distance of 149.26 feet on a bearing of North  $67^{\circ}47'22''$  East and a radius of 1963.39 feet); said tract containing 0.50333 acre or 21,925 square feet.





**GRAPHIC SCALE**

**MAGNETIC**

**WAB**

**Watts & Brown Engineers, Inc.**

1000 S. 17th St., Suite 100  
Atlanta, Georgia 30329  
Phone: 404.525.2200

**SITE PLAN**

OF PROPOSED LOT 109-  
17TH DISTRICT-  
FULTON COUNTY, GEORGIA

<p><b>DEVELOPMENT DATA</b></p> <p>ZONING: PDH</p> <p>FAR: 0.45</p> <p>USE: 0.45</p> <p>PERM: 0.24</p> <p>PARK: 2.2/UNIT</p> <p>TOTAL AREA: 21,925 SF.</p> <p>TOTAL UNITS: 3</p>	<p><b>EXISTING CONDITIONS</b></p> <p>EXISTING LOT 109-17TH DISTRICT- FULTON COUNTY, GEORGIA</p>	<p><b>PROPOSED CONDITIONS</b></p> <p>PROPOSED LOT 109-17TH DISTRICT- FULTON COUNTY, GEORGIA</p>	<p><b>EXISTING CONDITIONS</b></p> <p>EXISTING LOT 109-17TH DISTRICT- FULTON COUNTY, GEORGIA</p>	<p><b>PROPOSED CONDITIONS</b></p> <p>PROPOSED LOT 109-17TH DISTRICT- FULTON COUNTY, GEORGIA</p>
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DATE	REVISION
December 14, 2000	1. Initial Design
20000304	2. Final Design
20000304	3. Final Design
20000304	4. Final Design
20000304	5. Final Design
20000304	6. Final Design
20000304	7. Final Design
20000304	8. Final Design
20000304	9. Final Design
20000304	10. Final Design

**Stephen Fuller**

**CUSTOM HOMES**

2000 Stephen Fuller Inc.

**Standish Place**

In Town Community

Jim W. Brown

Real Estate Development



RCS# 2842  
5/07/01  
5:35 PM

Atlanta City Council

Regular Session

00-O-1637

Z-00-79; Rezone 52 Twenty-Fifth St. NW  
from R-4 to PD-H  
Adverse *Substitute*

YEAS: 11  
NAYS: 4  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 0

N McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	N Martin	Y Emmons
N Bond	Y Morris	Y Maddox	Y Alexander
N Winslow	Y Muller	Y Boazman	NV Pitts

00-O-1637

00-1637

(Do Not Write Above This Line)

AN ORDINANCE  
BY: ZONING COMMITTEE Z-00-79

AN ORDINANCE TO REZONE FROM THE R-4  
(SINGLE FAMILY RESIDENTIAL) DISTRICT  
TO THE RG-3-C (RESIDENTIAL GENERAL-  
SECTOR 3-CONDITIONAL) DISTRICT,  
PROPERTY LOCATED AT 52 TWENTY-FIFTH  
STREET, N.W., FRONTING 149.30 FEET  
ON THE SOUTHERLY SIDE OF TWENTY-FIFTH  
STREET, BEGINNING AT THE SOUTHWEST  
CORNER OF STANDISH AVENUE.  
DEPTH: 164.40 FEET  
AREA: 21,925 SQ. FEET  
LAND LOT 109, 17TH DISTRICT, FULTON  
COUNTY, GEORGIA.

OWNER: MARJORIE H. PRESLEY  
APPLICANT: JIM W. BROWN  
NPU-E COUNCIL DISTRICT 7

ADVISED BY  
CITY COUNCIL MAY 07 2001

- ☐ **CONSENT REFER**  
☒ **REGULAR REPORT REFER**  
☐ **ADVERTISE & REFER**  
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 10-16-00

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

## COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

MAY 7 2001

ATLANTA CITY COUNCIL PRESIDENT

*Robert D. Johnson*

CERTIFIED

MAY 07 2001

*Robert D. Johnson*  
MUNICIPAL CLERK

MAYOR'S ACTION